



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, OCTOBER 21, 2009

The Commission was called to order at 7:04 p.m. by Chair Kurrasch.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Balde, Cullen (arrived at 7:15 pm to make a quorum), Pratt, and Chair Kurrasch

Absent: None

2. PUBLIC HEARING

2-A. **Public Hearing** to Accept Comments for Local Preferences for Waiting List. Chair Kurrasch asked for public comment on the proposed local preferences for the Section 8 waiting lists and convened the Public Hearing at 7:15 p.m. There were no comments from the public and the hearing was closed at 7:16 pm. The regular meeting of the Housing Commission was called to order.

3. CONSENT CALENDAR

Commissioner Pratt moved acceptance of the Consent Calendar. Commissioner Balde seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*3-A. Minutes of the Housing Commission Special Meeting held September 29, 2009. The minutes were accepted.

*3-B. Budget Variance Report. This was for information only.

*3-C. Revising Administrative Plan to Provide for Additional Waiting Lists. The Housing Commission adopted changes to the Administrative Plan that will clarify the language and will create:

1. Multiple site-based and program-specific waiting lists;
2. Preferences that would apply to those waiting lists; and
3. Points that would apply to the preferences.

4. AGENDA

4-A. Oral Report on the Family Unification Program, Family Self Sufficiency Program and Moving to Work Program. Executive Director Michael Rucci announced that the Housing Authority has been funded for 50 units for the Family Unification Program (FUP). Mr. Pucci introduced Leslie Gleason, Housing Assistance Manager, and said she compiled the majority of this application. He described the difficulty she had submitting the application on-line to HUD. Once submitted, the application was accepted late after calls to HUD and assistance from Congressman Pete Stark's office. Initially the Housing Authority was not funded but more funds became available and surprisingly the Housing Authority was notified this month of funding for 50 units. The next step is implementation.

FUP is for families who have had children removed from the household and for teenagers who have aged-out of foster care. The Department of Social Services - Child Protective Services (CPS) is instrumental in this program. Through CPS the Housing Authority will receive referrals of eligible families and youths aging-out in the

City of Alameda. It is estimated 35 families and 15 youths are currently eligible for this program. The Housing Authority will be meeting with CPS to discuss implementation of this program. In the future more changes will be presented on the Administrative Plan, or in policy papers, or reports, on the plan. Mr. Pucci said the Housing Authority is waiting for an amended Annual Contribution Contract for the Section 8 program which provides official details and confirmation on the FUP program funds. The housing authorities of the City of Oakland and Alameda County had a FUP program. They will be contacted for their assistance and expertise in executing the Housing Authority's FUP program.

Chair Kurrasch asked about the old Lippert House. Mr. Pucci said initially there was a program with a non-profit, First Home, which dealt with youths that aged out of foster care. They paired two youths into two-bedroom apartments and assisted them in getting jobs and education; the things needed in life to succeed. A past Commissioner found out about this program and approached the Housing Authority about using the four-bedroom Lippert House on 746 Eagle Avenue. In conjunction with the foster youth program, four male youths were moved into the Lippert House. There were problems and the arrangement was terminated and a family now resides there. This program may have worked with a studio, one, or two-bedroom apartment.

The Family Self-Sufficiency Program (FSS) is a program the Housing Authority has had since 1995. This is a HUD program where families receive extra assistance to become self-sufficient and leave public assistance. Vouchers were set aside for this program and 30 families graduated off of Family Self-Sufficiency. However, during the past five years there was no funding for staffing of this program. There was success with this program; but it was phased out because HUD no longer funded the salary. HUD will now fund up to \$68,000 for a staff person and Ms. Gleason will be implementing and overseeing this program. An application will be submitted.

Mr. Pucci stated he met with lobbyist Melody Fennel on the Moving to Work Program (MTW). He also met with staff at Barbara Boxer's office, which was very successful, and staff at Dianne Feinstein and Pete Stark's office. In addition, he worked with the Northern and Southern California group requesting more funding for the Section 8 program because of a nationwide shortfall. California has the most vouchers in the nation, with a potential to lose 14,000 vouchers. In the MTW program, Senator Feinstein is critical because she is on the Appropriations Committee which is who staff wants to sponsor the language. They want to be convinced that MTW will assist more families than are currently assisted. Because HUD says the Housing Authority cannot over-lease, staff cannot assure them more families will be assisted. Staff is talking to three housing authorities, who have MTW in the Bay Area, about forming a consortium to invite other Bay Area housing authorities to join and participate. The group would present a MTW proposal to HUD showing the region-wide increase in families being assisted. The Housing Authority will be working on this for a successful outcome.

5. ORAL COMMUNICATIONS

Speaker Nancy Gormley, Independence Plaza resident, welcomed Cullen Jones to the Housing Commission and wished him good luck. Ms. Gormley was in attendance on behalf of CASA, an organization to create a sustainable Alameda. CASA is putting on two functions, one on Saturday at City Hall and November 5th at Independence Plaza, to inform citizens how to reduce carbon footprints. She further discussed an AC Transit issue with Commissioner Pratt.

Mr. Torrey reminded everyone about the PSWRC/NAHRO conference in San Diego.

Mr. Pucci said the City Council heard the Density Bonus Ordinance last night and did not pass it. It may be more difficult for developers to request some waivers in building ordinances. The Council is requesting that developers show financially that they need these waivers for the project to work. This item will be coming back for another hearing for passage.

6. COMMISSIONER COMMUNICATIONS

Commissioner Pratt discussed her first National NAHRO Conference in Washington, D.C. the first week of October. She attended a MTW class which had excellent speakers and a Strategic Planning class. She also saw a video of successful project graduates and where they are now. She met many Commissioners through networking. It was helpful and increased her knowledge.

Commissioner Torrey reminded everyone about the Shinsei Gardens Grand Opening on Tuesday.

7. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 7:35 p.m.

Arthur A. Kurrasch, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary